

**DISTRICT ADVISORY BOARD
DISTRICT IV**

April 5, 2000

7:00 p.m.

Stanley/Aley Community School Center, 1749 South Martinson

Members Present

Council Member Gale
June Bailey
Chris Carraher
Mindy Johnson
Bonnie Johnson-Patrick
Edwin Koon
Jerry McGinty
Bea Vickers
Paul Ward

Members Absent

Tom Kessler

Guest List

Larry B. Hackney
CP Officer Edwards
CP Officer Bamberger
Scott Knebel, MAPD
Paul Gunzelman, City Staff
Wayne Wells, Delano NA

ORDER OF BUSINESS

Call to Order

At 7:00 p.m., Council Member Bill Gale called the meeting to order and welcomed gallery guests.

Unfinished Business

1. Election of First and Second President Pro Tem.

Council Member Gale asked for volunteers for consideration for the first and second President Pro Tem. Edwin Koon, Jerry McGinty, and Chris Carraher responded. Council Member Gale appointed District Advisory Board member Edwin Koon as First President Pro Tem and Jerry McGinty as Second President Pro Tem.

Planning Agenda

2. Z-2000-00006: Kellogg and Seneca (1117 & 1121 West Dayton)

The applicant *Brant Investments* (owner), *Larry B. Hackney* (applicant), is requesting a zoning change from “MF-29” Multi-Family Residential to “OW” Office Warehouse. The desired change is for the creation an office warehouse for electrical contractor construction sales and service building into the application area. The Metropolitan Area Planning Commission will hear this case at its regularly scheduled meeting on *Thursday, April 13, 2000* no earlier than *1:30 p.m.* Recommendations of the District Advisory Board will be forwarded to the Metropolitan Area Planning Commission.

Scott Knebel, Associate Planner Metropolitan Area Planning Department, provided a brief overview of the case, as well as a brief history of “office-warehouse” zoning applications in Wichita-Sedgwick County. Mr. Knebel responded to questions from DAB members. The questions reflected concerns of Board Members regarding: 1) The appropriateness of “office-warehouse” zoning in close proximity to single-family residential dwellings; 2) Similarity of “office-warehouse” and “industrial” zoning classifications; 3) Concern as to the number of vehicles to be stored on site. Property and business owner Mr. Larry B. Hackney stated that only business vehicles would be stored on site; the additional vehicles shown in photograph of site will be stored off-site.

No protest petition or opposition to the request for zoning change was received by the MAPD or the City Manager’s Office and no additional comments were received from the audience.

A consensus recommendation was reached between the landowner/applicant and the DAB members to: 1) Maintain residential zoning status on the front half of the properties in question; 2) Rezone the back half of the properties in question as “Office Warehouse”; and 3) A protective overlay to limit commercial and/or industrial applications to construction, sales, and contracting usage types.

Traffic Agenda

2. Central and Anna Traffic Concern

The District Advisory Board was presented with a traffic study performed by the Department of Public Work’s Traffic Engineering Section concerning traffic on the arterial street of Central Street and the roadway of Anna Street.

Paul Gunzelman, acting Traffic Engineer, provided a brief overview of the traffic trends, the signal warrants process as dictated by the “Manual of Uniform Traffic Devices”, and previous traffic studies for the intersection of Central and Anna. Data was provided at the request of District Advisory Board Member June Bailey on the number of accidents for the period between January 1, 1999 and December 31, 2000 on the arterial street of Central Street between the arterial streets of West and Hoover. Mr. Gunzelman discussed the accidents that occurred in the area mid-block to the intersection at Central Street and Anna Street.

Mr. Gunzelman explained that according to the data utilized for the traffic study, a turn lane allowing clear visibility for two vehicles should alleviate the vast majority of accidents, eliminating the potential need for a traffic signal at the intersection of Central and Anna.

DAB member concerns include: 1) Accuracy of data used in analyzing signal warrants criteria; 2) Poor timing of the traffic study; 3) Placement of cross-walk signal that will likely be removed when signal warrants are justified after completion of Central Street’s

construction; and 4) The duration of signal time at the cross walk located mid-block, east of Anna.

Mr. Gunzelman indicated that signal duration for the crosswalk could be modified.

At the request of several DAB members the issue was continued to the next meeting until the previous traffic study data was made available for discussion. Motion passed unanimously. Mr. Gunzelman stated that he would gladly provide and present that information at the May meeting.

Additional comments heard regarding various council district neighborhood associations and Council Member Gale commented DAB discussion of the South Regional Branch Library and the role and possible use of alternates.

Adjourn

The meeting was adjourned at 8:57 p.m.